

REPORT TO THE HEARING OFFICER

DATE ISSUED: June 9, 2022

HEARING DATE: June 21, 2022 AGENDA ITEM: 4

PROJECT NUMBER: PRJ2020-000480-(1)

PERMIT NUMBER(S): Non-conforming Uses, Buildings and Structures Review ("NCR") RPPL2020002003

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 2120 S. Hacienda Boulevard, Hacienda Heights, CA 91745 (Assessor's Parcel Number 8204-001-005)

OWNER: SLX Property LLC

APPLICANT: Stress Solution

PUBLIC MEETINGS HELD: 1 OF 1

INCLUSIONARY ZONING ORDINANCE (IZO): The Project is not subject to the IZO because it does not propose any residential units.

CASE PLANNER: Carl Vincent Nadela, AICP, Senior Regional Planner
cnadela@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

The Department of Regional Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2020-000480-(1), NCR No. RPPL2020002003, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE NON-CONFORMING USES, BUILDINGS AND STRUCTURES REVIEW NUMBER RPPL2020002003 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

The applicant, Stress Solution, requests an NCR for the continued operation of an existing massage establishment within an existing commercial complex in the C-2 (Neighborhood Commercial) Zone pursuant to County Code Section 22.172.060 (Nonconforming Uses, Buildings and Structures - Review of Amortization Schedule or Substitution of Use).

B. Project

The Project is a request to authorize the continued operation of an existing massage establishment, Stress Solutions. The business is located within a 2,000-square-foot commercial tenant space within an existing commercial complex in Hacienda Heights. The establishment currently consists of a waiting area and reception counter near the front entrance, an office, a lounge room, a massage room, a foot massage room, and restrooms in the rear of the tenant space.

The current operation employs six licensed massage therapists working two different shifts and operates from 10:00 AM to 10:00 PM daily except for major holidays. The existing massage establishment first opened for business in 2009 under State regulations and later obtained a Business License Referral No. 138174 from Los Angeles County on February 4, 2011 and Plot Plan No. RPP201100787 for tenant improvements.

C. Project Background

In 2009, California Senate Bill 731 created a voluntary certification program for massage technicians administered by the California Massage Therapy Council (CAMTC), a private non-profit organization. The bill included a provision that allowed massage establishments that employed only CAMTC certified technicians to operate in commercial zones where other similar services (e.g., salons, barber shops, medical offices, etc.) were allowed. Assembly Bill No. 619, adopted by the State on August 3, 2011, further preempted local regulations on massage establishments. In 2015 after passage of Assembly Bill No. 1147, the State changed course and returned the authority to regulate massage establishments that hired only certified technicians back to local jurisdictions.

Due to this changing regulatory landscape, the County found that massage establishments that hired only CAMTC certified technicians and were lawfully established with a County entitlement (e.g., business license or plot plan) between September 1, 2009 to December 31, 2014 were eligible to continue operation in the same location for a period of up to five years after the effective date of Assembly Bill No. 1147 (effective

January 1, 2015). When the five-year amortization period ended on January 1, 2020, all massage establishments were required to comply with current Title 22 regulations.

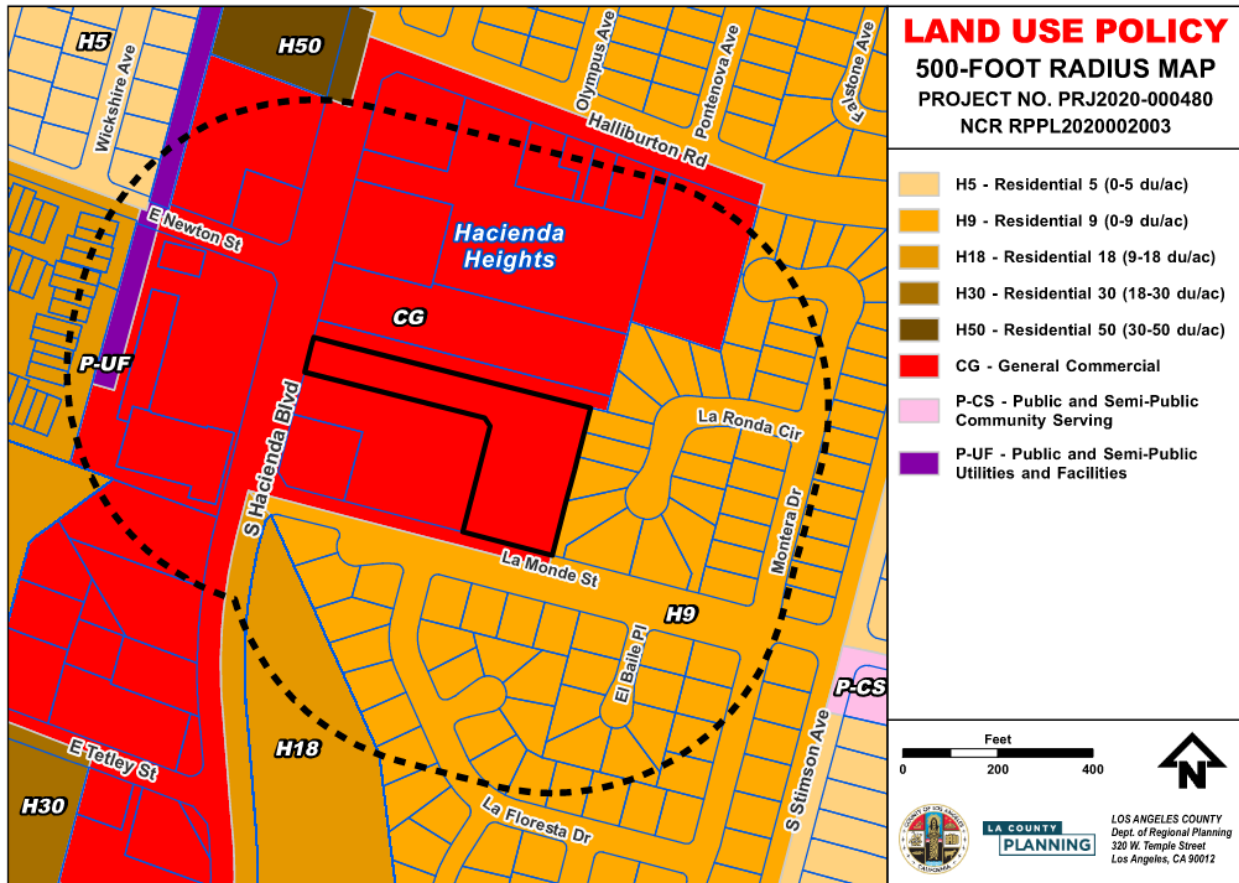
The Project was issued a Business License Referral RBUS201100096 on June 29, 2011. Plot Plan No. RPP201100787 further approved the tenant improvements for the massage business on May 21, 2013.

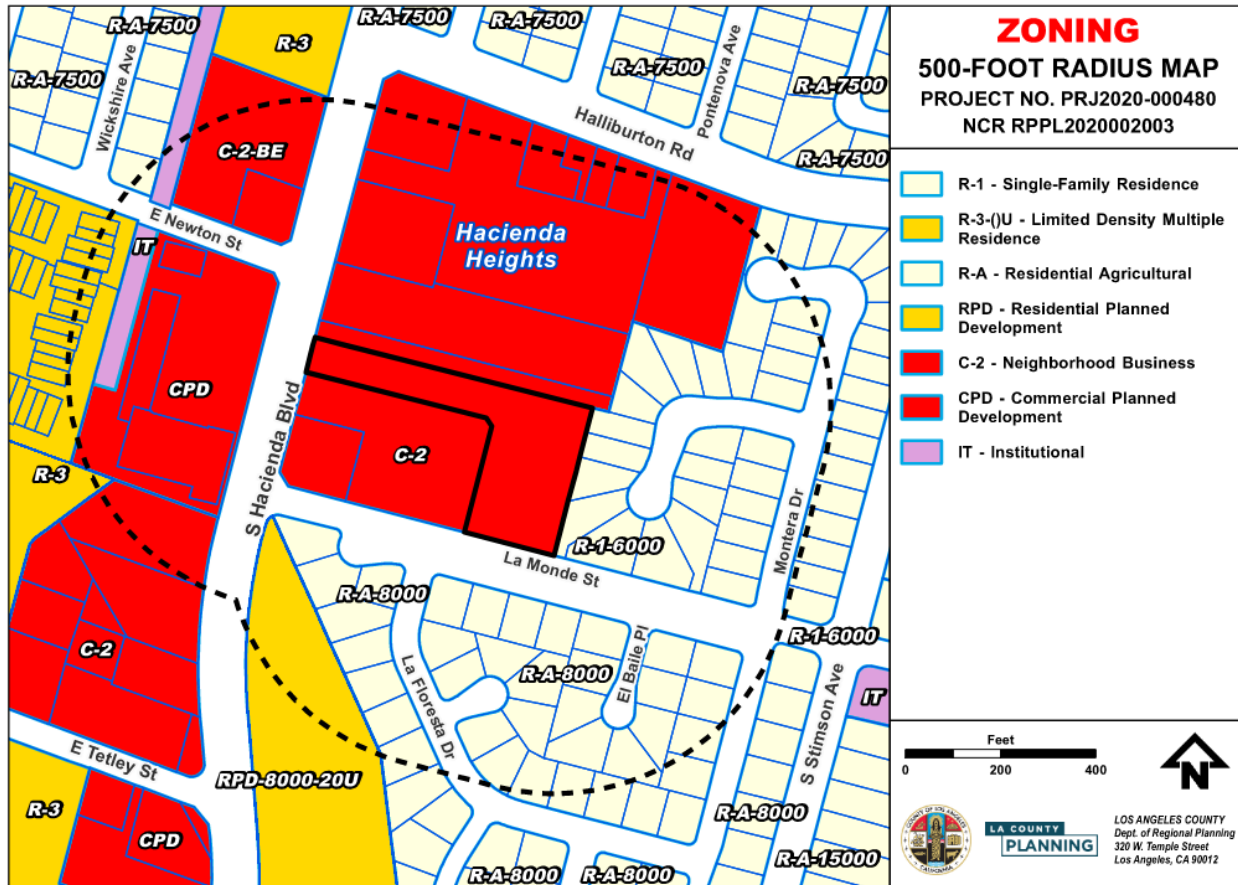
On May 24, 2011, Ordinance No. 201000004z changed the subject property zoning from C-3-BE (General Commercial – Billboard Exclusion) to C-2. The C-3 Zone allows massage establishment to operate with approval of a CUP, but massage establishments are not permitted in C-2. Although Title 22 regulations started to apply to massage establishments again in 2015, the subject massage establishment was lawfully established in 2011 by a business license referral and later an approved plot plan issued for tenant improvements. Therefore, the Project is non-conforming due to use and now requires an NCR to continue operating following the five-year amortization period that ended in 2020.

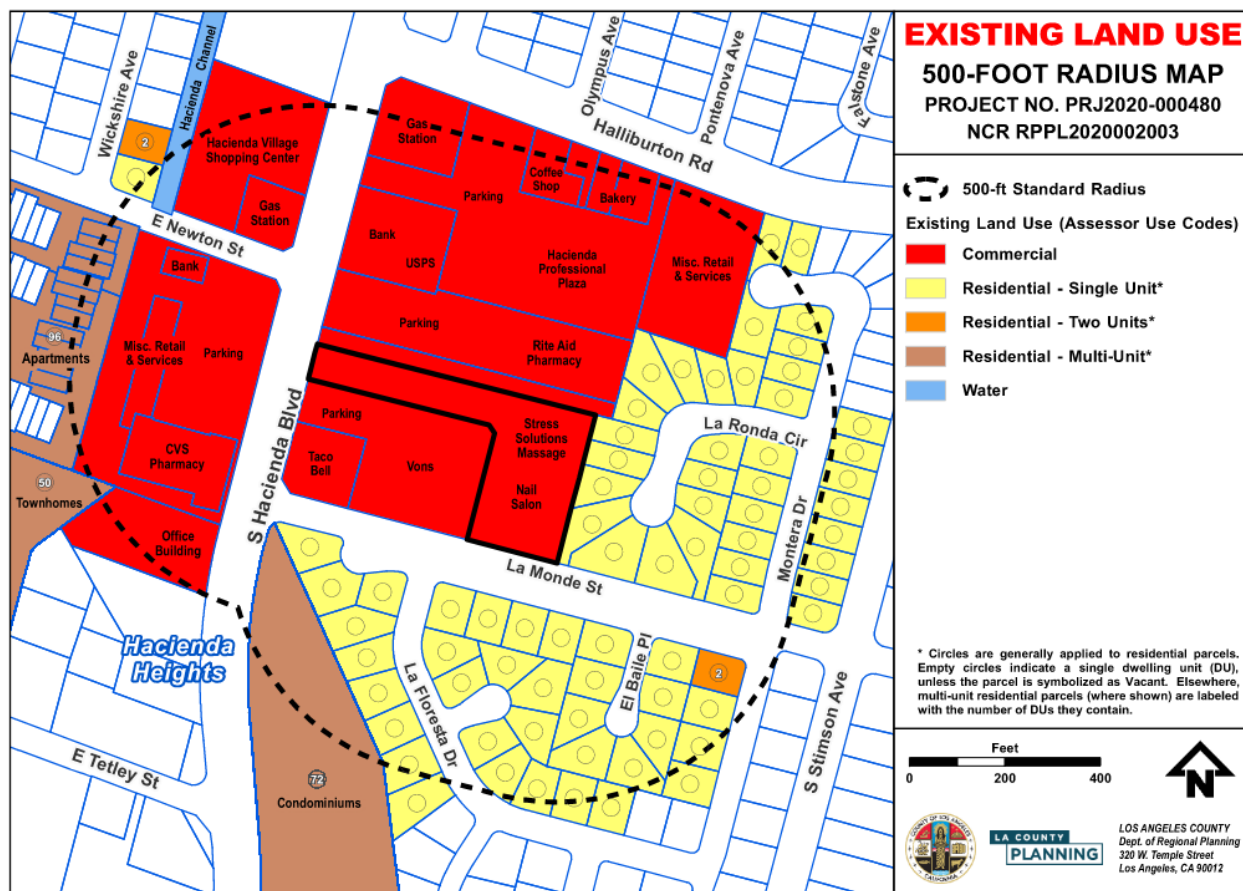
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG – General Commercial	C-2	Commercial complex
NORTH	CG	C-2	Commercial complex
EAST	H9 (Residential 9), H5 (Residential 5)	R-1-6000 (Single-Family Residence with a Minimum Required Lot Area of 6,000 square feet)	Single-family residences, church
SOUTH	H9	R-A-8000 (Residential Agriculture with a Minimum Required Lot Area of 8,000 square feet)	Single-family residences
WEST	CG, P-UF (Public and Semi-Public Utilities), H18 (Residential 18)	CPD (Commercial Planned Development), IT (Institutional), R-3 (Limited Density Multiple Residence)	Commercial complex, flood control channel, townhomes







PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
6629	A-1-10,000 (Light Agricultural – Required 10,000 Square Feet Lot Size)	May 25, 1948
7989	C-4 (Restricted Commercial)	April 11, 1961
830104Z	C-3-BE	July 5, 1983
201000004z	C-2	May 24, 2011

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Business License Referral RBUS 201100096	Massage Parlor	6/29/2011

Plot Plan RPP-201100787	Tenant Improvement for Massage Therapist Office	5/21/2013
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C. Violations

CASE NO.	VIOLATION	CLOSED
11-0003605	Staff conducting massage without CAMTC certification.	11/24/2015

ANALYSIS

A. Land Use Compatibility

The subject massage establishment is located within an existing commercial complex located at the northeast corner of Hacienda Blvd and La Monde St. The establishments within this commercial complex include restaurants, retail stores, office and service establishments. Across the road on Hacienda Blvd are two smaller commercial complexes with similar tenant mix. To the east and south are single-family residences, which are buffered from the site by enclosed structures, block walls, landscaping and the length of La Monde St. With adequate operational controls, the proposed continuation of the existing massage establishment is compatible with all these surrounding uses in the area.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project will not involve any physical alterations or modifications to any exterior structures and will continue to operate as is. Any interior modifications will be conducted to comply with any Department of Public Health or Building and Safety Division requirements to ensure an orderly and clean facility for patrons seeking reflexology therapy or services. There are no other massage establishments offering similar services in the area. The Los Angeles County Sheriff's Department, Major Crimes Bureau also indicated that all calls for service to the site were routine in nature and that an internet web search did not reveal any inappropriate advertisements for the site.

C. Design Compatibility

The commercial building that houses the massage establishment tenant space is existing, dating back to 1973, and was developed in accordance with the development standards in effect at the time of construction. No physical changes are proposed as part of this NCR. As such, the Project will not result in any changes to a commercial complex that is integrated into the surrounding community. Because the Project will not result in

any new construction or exterior physical alteration or installation of new signs, there are no development standards that would apply to this Project at this time.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Hacienda Heights Community Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.172.060.C (NCR Findings and Decision) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project is exempt because it is an existing massage establishment. The physical structures are already existing, and no new construction or no physical exterior alteration is proposed. The types of projects that typically fall within Class I include but are not limited to interior or exterior alternations involving such things as interior partitions, plumbing, and electrical conveyances. The continued operation of the existing massage business does not involve any physical expansion or exterior alteration of the existing physical structures designated for commercial uses. Any potential future changes are mostly limited to interior alterations associated with the tenant improvements for the primary use or to comply with County Department of Public Health requirements. There is negligible or no expansion of use beyond that which was previously existing.

No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. Therefore, County Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. Sheriff's Department, in a letter dated October 6, 2020, recommended approval of the Project.
2. The Department of Public Health, in a letter dated July 2, 2021, recommended approval of the Project.

B. Public Comments

The Hacienda Heights Improvement Association (HHIA), in an email dated April 14, 2022, indicated that HHIA does not have any comments for the Project.

Report

Reviewed By:

 for Maria Masis

Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Administrator

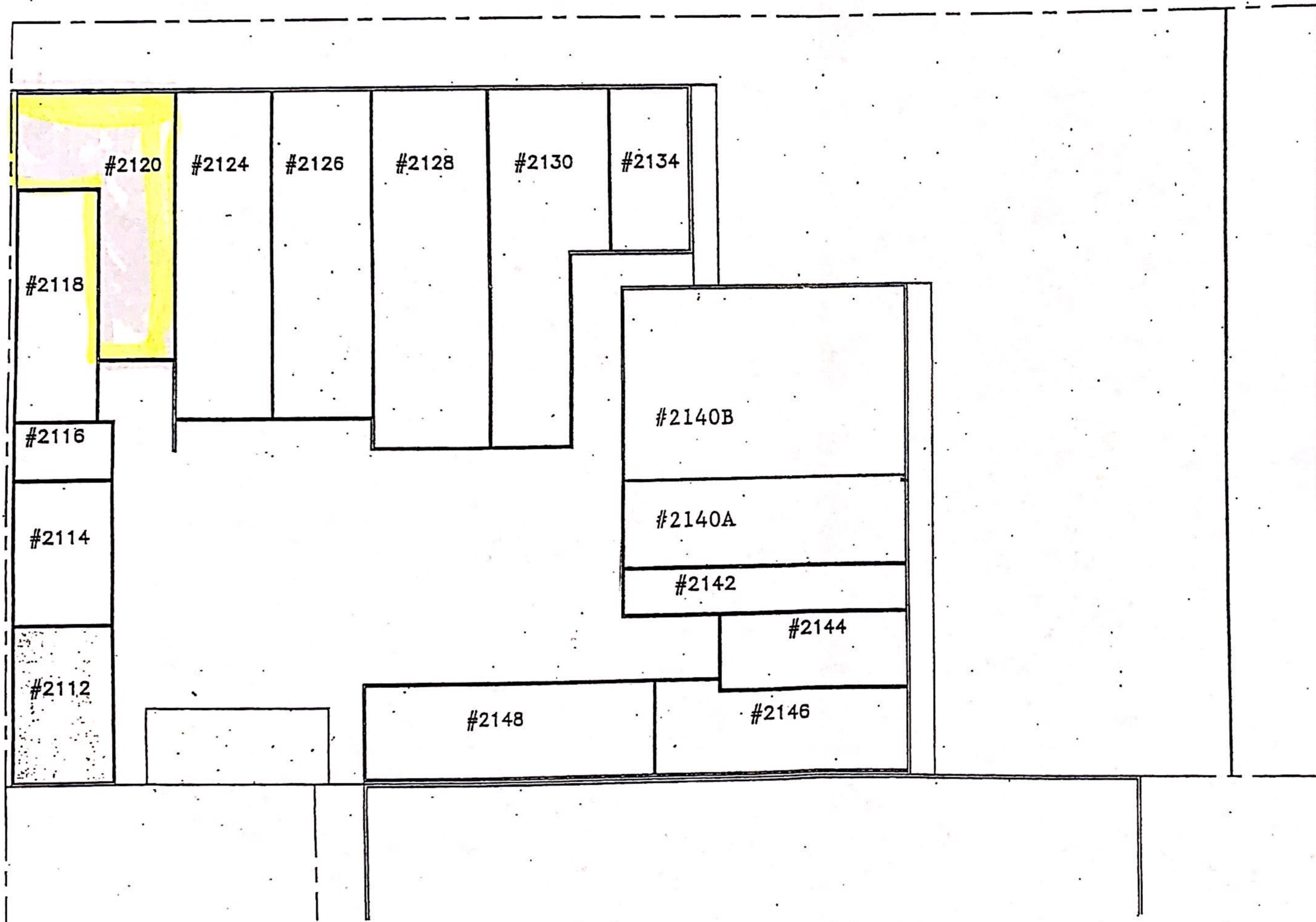
LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Public Correspondence
EXHIBIT K	Past Approvals

EXHIBIT "B"

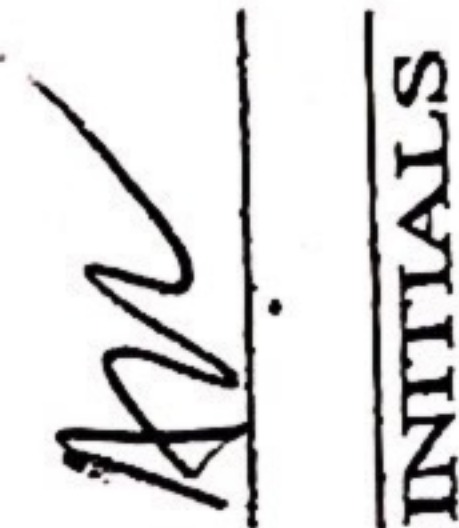
PATIO CENTER

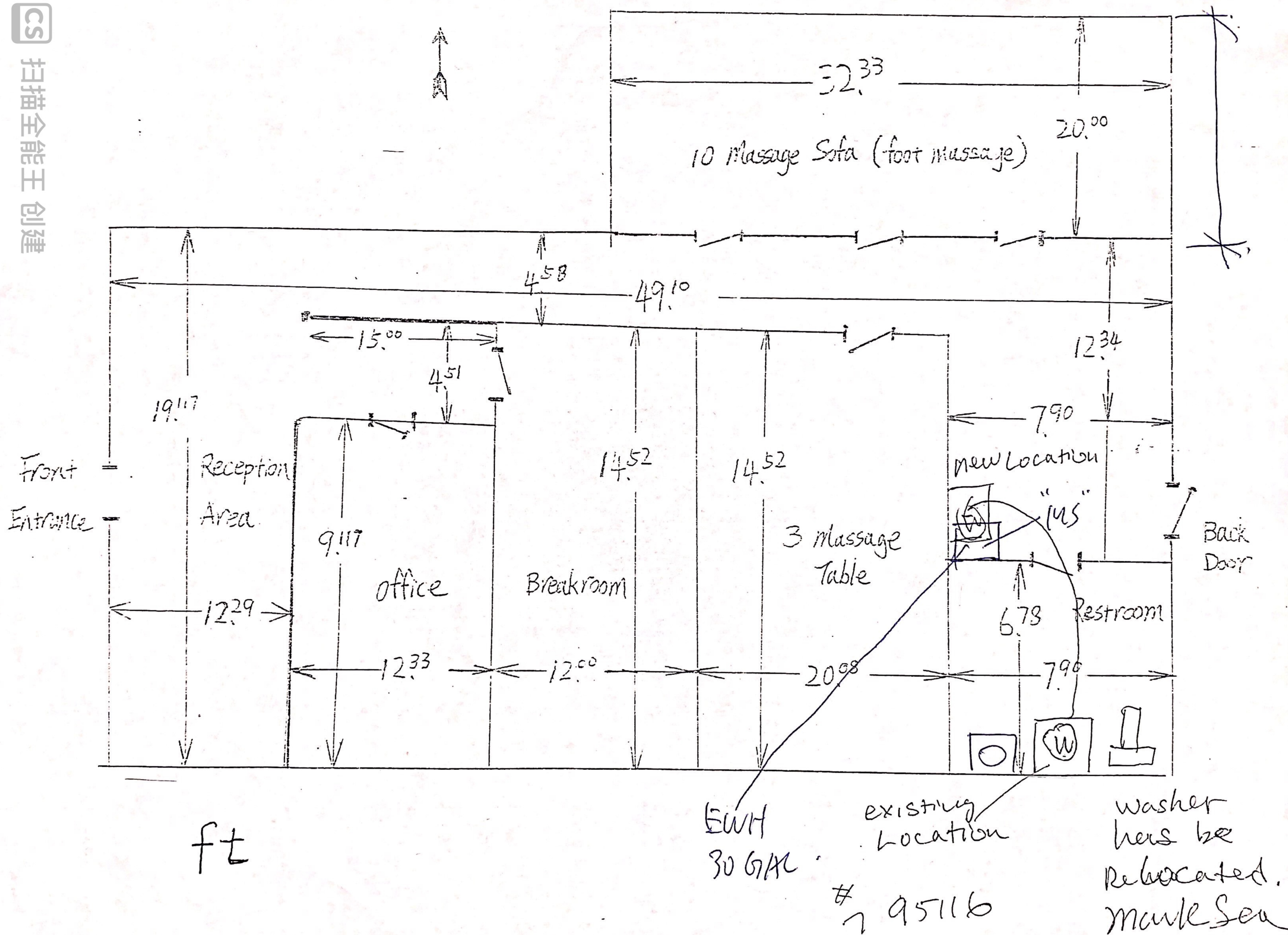
2112-2148 S.Hacienda Blvd.
Hacienda Heights, CA



Sizes and tenancies reflected on this site plan are subject to change. Representation as to placement and square footage may not be accurate and should be confirmed by all parties with on-site field verification. Map not to scale.


INITIALS


INITIALS



**PROJECT NUMBER**

PRJ2020-000480-(1)

HEARING DATE

6/21/2022

REQUESTED ENTITLEMENT(S)

Non-conforming Uses, Buildings and Structures
Review ("NCR") No. RPPL2020002003

PROJECT SUMMARY

OWNER / APPLICANT

SLX Property LLC / Stress Solution

MAP/EXHIBIT DATE

None

PROJECT OVERVIEW

Continued operation of an existing massage establishment within an existing commercial complex in the C-2 (Neighborhood Commercial) Zone. The subject establishment was issued a Business License Referral No. 201100096 on February 4, 2011. Additional tenant improvements were further approved through the approval of Plot Plan No. 201100787 in 2013.

LOCATION

2120 S. Hacienda Boulevard, Hacienda Heights, CA
91745

ACCESS

S. Hacienda Boulevard and La Monde Street

ASSESSORS PARCEL NUMBER(S)

9204-001-005

SITE AREA

2.13 Acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights Community Plan

ZONED DISTRICT

Hacienda Heights

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-2 (Neighborhood Commercial)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan and Hacienda Heights Community Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.172.060.C (NCR Findings and Decision Requirements)
 - Section 22.20.050 (Development Standards for Zone C-2)

CASE PLANNER:

Carl Nadela

PHONE NUMBER:

(213) 974 - 6411

E-MAIL ADDRESS:

cnadela@planning.lacounty.gov

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**FINDINGS OF THE HEARING OFFICER
AND ORDER**

**PROJECT NO. PRJ2020-000480-(1)
NON-CONFORMING USES, BUILDINGS AND STRUCTURES REVIEW ("NCR") NO.
RPPL2020002003**

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on June 21, 2022, in the matter of Project No. **PRJ2020-000480-(1)**, NCR No. **RPPL2020002003**.
2. **ENTITLEMENT(S) REQUESTED.** The permittee, Stress Solution ("permittee"), requests a NCR to authorize the continued operation of an existing massage establishment ("Project") within an existing commercial complex in the C-2 (Neighborhood Commercial) Zone pursuant to Los Angeles County Code ("County Code") Section 22.172.060 (Nonconforming Uses Building and Structures Review of Amortization Schedule or Substitution of Use).
3. **LOCATION.** The Project is located at 2120 Hacienda Boulevard (Assessor's Parcel Number 8204-001-005) in the unincorporated community of Hacienda Heights in the East Gabriel Valley Planning Area.
4. **PREVIOUS ENTITLEMENTS.** The existing massage establishment was issued a Business License Referral RBUS201100096 on June 29, 2011. Plot Plan No. RPP201100787 further approved the tenant improvements for the massage business on May 21, 2013.
5. **LAND USE DESIGNATION.** The Project Site is located within the CG - General Commercial land use category of the Hacienda Heights Community Plan ("Community Plan") Land Use Policy Map.
6. **ZONING.** The Project Site is located in the Hacienda Heights Zoned District and is currently zoned C-2. Pursuant to County Code Section 22.20.030 (Land Use Regulations for Zone C-2), massage establishments are not permitted in the C-2 Zone; however, as the business was previously legally established, it may continue operating with approval of an NCR.

7. SURROUNDING LAND USES AND ZONING

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
NORTH	CG	C-2	Commercial complex

EAST	H9 (Residential 9), H5 (Residential 5)	R-1-6000 (Single-Family Residence with a Minimum Required Lot Area of 6,000 square feet)	Single-family residences, church
SOUTH	H9	R-A-8000 (Residential Agriculture with a Minimum Required Lot Area of 8,000 square feet)	Single-family residences
WEST	CG, P-UF (Public and Semi-Public Utilities), H18 (Residential 18)	CPD (Commercial Planned Development), IT (Institutional), R-3 (Limited Density Multiple Residence)	Commercial complex, flood control channel, townhomes

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The irregular-shaped subject parcel is 2.13 acre in size and is one of several parcels that make up the larger Hacienda Professional Plaza commercial complex. The entire shopping center is generally flat topography and consists of one main "L"-shaped commercial building and several smaller buildings. The massage establishment is housed within a 2,000-square-foot tenant space tucked in the inner corner of the "L"-shaped commercial building. The current operation employs six licensed massage therapists working two different shifts and operates from 10:00 AM to 10:00 PM daily except for major holidays. The existing massage establishment first opened for business in 2009 under State regulations and later obtained a Business License Referral No. 138174 from Los Angeles County on February 4, 2011 and Plot Plan No. RPP201100787 for tenant improvements.

B. Site Access

The Project Site is accessible primarily via Hacienda Boulevard to the west. There are also several other ingresses and egresses along La Monde St. to the south and Halliburton Rd to the north. that provide access into the shopping center.

C. Site Plan

The site plan depicts the location of the existing massage establishment in an L-shaped tenant space located on the southeastern portion of the commercial complex. The interior of the tenant space consists of a waiting area and reception

counter near the front entrance facing Hacienda Boulevard, an office, a lounge room, and a larger foot massage room across the hallway from the lounge room. East of the lounge room is a general massage room, and restrooms near the rear exit door.

D. Parking

The shopping center currently provides 102 parking spaces and shared among the various businesses within the commercial complex. Plot Plan No. 201100787 had previously determined that the required number of parking spaces were provided in compliance with the requirements of the County Code at the time of approval.

E. Project Background

In 2009, California Senate Bill 731 created a voluntary certification program for massage technicians administered by the California Massage Therapy Council (CAMTC), a private non-profit organization. The bill included a provision that allowed massage establishments that employed only CAMTC certified technicians to operate in commercial zones where other similar services (e.g., salons, barber shops, medical offices, etc.) were allowed. Assembly Bill No. 619, adopted by the State on August 3, 2011, further preempted local regulations on massage establishments. In 2015 after passage of Assembly Bill No. 1147, the State changed course and returned the authority to regulate massage establishments that hired only certified technicians back to local jurisdictions.

Due to this changing regulatory landscape, the County found that massage establishments that hired only CAMTC certified technicians and were lawfully established with a County entitlement (e.g., business license or plot plan) between September 1, 2009 to December 31, 2014 were eligible to continue operation in the same location for a period of up to five years after the effective date of Assembly Bill No. 1147 (effective January 1, 2015). When the five-year amortization period ended on January 1, 2020, all massage establishments were required to comply with the current Title 22 regulations.

The Project was issued a Business License Referral RBUS201100096 on June 29, 2011. Plot Plan No. RPP201100787 further approved the tenant improvements for the massage business on May 21, 2013.

On May 24, 2011, Ordinance No. 201000004z changed the subject property zoning from C-3-BE (General Commercial – Billboard Exclusion) to C-2. The C-3 Zone allows massage establishment to operate with approval of a CUP, but massage establishments are not permitted in C-2. Although Title 22 regulations started to apply to massage establishments again in 2015, the subject massage establishment was lawfully established in 2011 by a business license referral and later an approved plot plan issued for tenant improvements. Therefore, the Project is non-conforming due to use and now requires an NCR to continue operating following the five-year amortization period that ended in 2020.

9. **COMMUNITY OUTREACH.** No community outreach was conducted by the permittee prior to the Hearing Officer's public hearing on the Project.

10. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer, the Department of Regional Planning ("Regional Planning") staff received an email from Scott Martin, the President of the Hacienda Heights Improvement Association ("HHIA"), dated April 14, 2022. He indicated that HHIA had no comments on the Project.

11. AGENCY RECOMMENDATIONS.

A. Los Angeles County Sheriff's Department, Major Crimes Bureau: Recommended approval without conditions in a letter received on October 6, 2020.

B. Los Angeles County Department of Public Health: Recommended approval in a letter dated July 2, 2021.

12. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Categorical Exemption (Class 1 – Existing Facilities) under the California Environmental Quality Act (CEQA) and the County Environmental Document Reporting Procedures and Guidelines.

The Project is exempt because it is an existing massage establishment offering reflexology services. The physical structures are already existing, and the requested permit is to re-authorize an existing operation with no increase in intensity of use or expansion of use, or no new construction or physical exterior alteration. The types of projects that typically fall within Class I include but are not limited to interior or exterior alternations involving such things as interior partitions, plumbing, and electrical conveyances. The continued operation of the existing massage business does not involve any physical expansion or exterior alteration of the existing physical structures designated for commercial uses. Any potential future changes are mostly limited to interior alterations associated with the tenant improvements for the primary use or to comply with County Department of Public Health requirements. There is negligible or no expansion of use beyond that which was previously existing.

No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. Therefore, County Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the CG - General Commercial land use designation of the Community Plan, a component of the General Plan. This land use category is intended for local serving commercial, office, and professional businesses, retail, and services establishments, including day care centers. The existing massage establishment is consistent with this General Commercial land use designation which allows for a broad range of commercial uses including professional and medical offices as well as other service-oriented businesses. The massage establishment is centrally located within a larger shopping center with a wide mix of businesses including restaurants, a gasoline station, a sauna business, a supermarket, retail stores, medical offices, a tutoring center, a bakery, and banks. A massage establishment is compatible with this broad and diverse mix of commercial services and provides a community-serving amenity that is consistent with the underlying land use category.

14. **GOALS AND POLICIES.**

The Hearing Officer finds that the Project is consistent with the following goals and policies of the Community Plan and General Plan:

Hacienda Heights Community Plan

- Policy LU 1.1: Maintain the single-family character of the community

The Project involves no physical construction or alteration that may produce adverse effects on the nearby single-family community to the north, south, or east of the Project Site. All massage and reflexology services will be conducted inside an enclosed building and would not disturb the existing single-family character of the surrounding community. The establishment is located within a busy shopping center and is buffered by the open surface parking lot as well as other commercial structures, solid block walls, and public rights-of-way.

- *Policy LU 2.3: Maintain and improve existing commercial areas.*

The existing massage establishment will continue to contribute to the vitality of the existing shopping center. It remains the only massage business to be allowed to continue to operate in Hacienda Heights with approval of the requested NCR. As the unincorporated community of Hacienda Heights does not have any commercially zoned properties higher than a C-2 Zone, there will be no other new massage establishments permitted in Hacienda Heights without a zone change. The continued operation of the existing massage establishment will preserve the diverse mix of businesses in the existing shopping center.

General Plan

- Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.

- Policy ED 2.7: Incentivize economic development and growth along existing transportation corridors and in urbanized areas.
- Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.

The tenant space of the massage business fronts Hacienda Boulevard but the commercial complex where the business is located also fronts Halliburton Road. This commercial complex, in which the Project is located, draws both local and regional visitors and is designed to serve both motorists passing through this area as well as nearby residential community. The Project would not alter the nature of the subject property or the surrounding areas, where a variety of community-serving businesses operate, including restaurants, retail stores, and offices.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is not consistent with the current C-2 zoning classification of the site. However, the existing massage establishment was legally established prior to the zone change to C-2 and is compatible with the surrounding general retail, offices, supermarket, and various commercial services within the commercial complex. Furthermore, there are no physical changes proposed that would enlarge the existing tenant space or overall commercial building to intensify or expand the existing operation. Thus, pursuant to County Code Chapter 22.172, the existing massage establishment may continue operating at the site with the approval of the requested NCR.

NONCONFORMING USES, BUILDINGS AND STRUCTURES FINDINGS

16. **The Hearing Officer finds that to require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.** The cessation of use of the existing massage establishment would cause disproportionate burden to the permittee, who has operated in substantial compliance for the past 10 years without any complaints from the community. The massage establishment was lawfully established when a business license and plot plan approval were issued. Given that there is no C-3 zone mapped in the unincorporated community of Hacienda Heights, relocation of business to another community would result in unnecessary financial hardship to the permittee and cause it to lose its existing client base in Hacienda Heights.
17. **The Hearing Officer finds that such use, building or structure does not now and will not during the extension period requested adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.** This existing massage establishment use is compatible with the surrounding retail commercial, service-oriented and office uses within the shopping center. The Project will not result in a

substantial increase in noise, odor, dust, glare, or shadows. The Project presents no public health danger or contribute a menace to the general welfare because the establishment is existing and has been thoroughly reviewed and inspected multiple times by the Major Crimes Bureau of the County Sheriff's Department and the Environmental Health Division of the Department of Public Health.

A Sheriff's Department Major Crime Bureau/Licensing Unit investigator has thoroughly reviewed the Project application and recommended approval of this NCR request. The investigator found no evidence of inappropriate advertisement online and call for services in the past five years have been routine in nature. The Sheriff's Department received six service calls at this location during the past five years. The calls were related to traffic violations, check the welfare, and theft.

According to a massage site inspection report dated June 9, 2021, no violations were observed at the time of inspection by the Department of Public Health. The health inspector noted proper notices concerning human trafficking and slavery were posted in the customer waiting area and information regarding employee rights were posted on the wall.

It is unlikely the continued operation of this existing massage business will adversely affect the existing shopping center or the nearby residences beyond the shopping center because the services are conducted completely within an enclosed building. The establishment is also unlikely to strain the sheriff protection services of the community as it has been operating in substantial compliance for years. The establishment will be subject to continuous monitoring and unannounced annual inspections by multiple County agencies, including Regional Planning zoning enforcement staff, Sheriff's Department Major Crime Bureau investigators, Department of Public Health inspectors, and the business license inspectors from the Treasury and Tax Collector office to ensure compliance of applicable regulations. Various conditions of approval have been incorporated in the NCR to ensure that potential negative impacts to nearby sensitive uses and the surrounding residential areas are minimized, including limitations in the allowed hours of operations and the prohibition on payments being made inside the massage rooms.

18. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the NCR to 10 years.

ENVIRONMENTAL FINDINGS

19. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project will allow the continued operation of an existing massage establishment. The physical structures are already existing, and no new construction or no physical exterior alteration is proposed. The types of projects that typically fall within Class I include but are not limited to interior or exterior alternations involving such things as interior partitions, plumbing, and electrical conveyances. The continued operation of the existing massage business does not

involve any physical expansion or exterior alteration of the existing physical structures designated for commercial uses. Any potential future changes are mostly limited to interior alterations associated with the tenant improvements for the primary use or to comply with County Department of Public Health requirements. There is negligible or no expansion of use beyond that which was previously existing. No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. Therefore, County Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

20. HEARING PROCEEDINGS. *Reserved.*

21. LEGAL NOTIFICATION. The Hearing Officer finds that pursuant to Sections 22.230.070 (Notice of Action for Type III Review), 22.222.120 (Public Hearing Procedure), 22.222.150 (Mailing), 22.222.160 (Notification Radius), 22.222.170 (Sign Posting) and 22.222.180 (Publication) of the County Code, the community was properly notified of the public hearing by mail, and newspapers (*San Gabriel Valley Tribune* and *La Opinion*), and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website. On May 19, 2022, a total of 235 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as those on the courtesy mailing list for the Hacienda Heights Zoned District and to any additional interested parties.

22. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Puente Whittier Development Services Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The use with the attached conditions is consistent with the adopted General Plan and the Hacienda Heights Community Plan.
- B. To require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.
- C. Such use, building or structure does not now and will not during the extension period requested adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, jeopardize,

PROJECT NO. PRJ2020-000480-(1)
NON-CONFORMING USES, BUILDINGS AND STRUCTURES REVIEW ("NCR")
RPPL2020002003

EXHIBIT C
FINDINGS
PAGE 9 OF 9

endanger or otherwise constitute a menace to the public health, safety or general welfare.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and.
2. Approves **NON-CONFORMING USES, BUILDINGS AND STRUCTURES REVIEW ("NCR") NCR NO. RPPL2020002003**, subject to the attached conditions.

ACTION DATE: June 21, 2022

MM:CN
4/26/2022

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. PRJ2020-000480-(1)
NON-CONFORMING USES, BUILDINGS AND STRUCTURES REVIEW ("NCR") NO.
RPPL2020002003**

PROJECT DESCRIPTION

The project is a NCR to allow the continued operation of an existing massage establishment within an existing commercial complex, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 3, 4, and 8, shall be effective immediately upon the date of final approval of this grant by the County.
3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on June 21, 2032.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new substantial conformance review application with Regional Planning or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single 30-day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the massage establishment and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,000.00**.

The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **five (5)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost established by Regional Planning at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department ("Public Works").
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit “A.” If changes to any of the plans marked Exhibit “A” are required as a result of instruction given at the public hearing, a modified Exhibit “A” shall be submitted to Regional Planning by **August 21, 2022**.
17. In the event that subsequent revisions to the approved Exhibit “A” are submitted, the permittee shall submit the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit “A”. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS

18. The conditions of this grant shall be retained on the premises by the permittee at all times and shall be immediately produced upon request by any County Sheriff, Regional Planning Zoning Enforcement Inspector, County Treasurer and Tax Collector (“TTC”) Inspector, County Health Inspector, or State inspector. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
19. The massage establishment shall be kept in full compliance with the County Health and Safety Code under Title 11 of the County Code and the County Consumer Protection Business and Wage Regulations under Title 8 of the County Code to the satisfaction of the County Department of Public Health (“Public Health”).
20. The massage establishment shall be kept in full compliance with County Business Licenses Code under Title 7 of the County Code to the satisfaction of TTC.
21. All development pursuant to this grant must be kept in full compliance with the County Fire Code as required by the County Fire Department.

SIGNAGE/POSTING CONDITIONS

22. The permittee shall display at all times during operating hours the original copy of a valid Business License and a valid Public Health Permit. These permits shall be displayed in a clearly visible place for all persons entering the massage establishment to see. The massage establishment shall not operate under any other name than the name set forth on the permits.
23. The permittee shall post a notice(s) concerning slavery and human trafficking in a clearly visible place inside the establishment. The notice(s) shall be posted in English

and any other language spoken by most of the employees working at the establishment.

24. A sign clearly identifying the massage establishment shall be posted at the main entrance. Such signs shall comply with the applicable requirements of Title 22 of the County Code and other County ordinances.
25. The California Massage Therapy Council (CAMTC) certificate, Los Angeles County Massage Technician license, or regulatory equivalent for each and every employee or independent contractor performing massage, massage services, or massage therapy shall be displayed in a clearly visible place for all persons entering the massage establishment to see.
26. The massage establishment shall maintain an onsite list of services. The list of services shall include all massage services provided at the establishment, the duration of each service, and the cost of each service. This list of the services shall be displayed in a clearly visible place for all persons entering the massage establishment to see.

Only massage services listed in the list of services shall be allowed to be provided. In the event that the list of services or any part of the list posted is in a language other than the English, the permittee shall, at the permittee's cost and expense, have copies available at the massage establishment that provide an accurate English language translation thereof. No permittee or anyone acting on behalf of a permittee shall advertise any services of the massage establishment that are not expressly included in the current List of Services.

27. All glass windows and/or glass doors at the entrance of the massage establishment shall remain clear and shall not be painted over, darkened, or blocked by any cloth, curtains, blinds, posters, pictures, photos, or obstructions, so that the front area where customers are greeted shall be visible from outside of the establishment; except where the glass windows and/or glass doors look into a room or area where massage is being provided.

OPERATING CONDITIONS

28. Each and every employee or independent contractor performing massage, massage services, or massage therapy at the massage establishment shall have a current CAMTC Certificate, Los Angeles County Massage Technician License or regulatory equivalent which has not expired and is in good standing.
29. The permittee shall only be allowed to conduct business or operate a massage establishment between the hours of 10:00 a.m. and 10:00 p.m., daily.
30. All payments including tip/gratuity for massage shall be made in the reception area only. The permittee shall post a sign to indicate such payment requirement in the reception area visible to all patrons entering the establishment.

31. Customers shall only enter and exit through the front door or main entrance. Appropriate directional signs shall be posted inside the establishment. The main entrance is the door facing the street or, if no such door exists, the door that can be seen by the public passing by the business.
32. A manager shall be present on the property at all times when the massage business is open. The manager shall be aware of all state and local requirements governing massage establishments.
33. The main entrance door, the door between reception area and massage rooms, and the exit door shall remain unlocked during business hours (including electric locking devices); except for massage establishments operated by a sole proprietor as defined in County Code Section 8.04.1410.
34. No massage services shall be given in rooms, booths, or other areas with doors capable of being locked.
35. No portion of the premises shall be used for residential purposes.
36. Individuals without a CAMTC, County, or equivalent certification shall be prohibited from interacting with customers within the designated massage areas or rooms.
37. No person under the age of 18 shall be employed at the massage establishment.
38. Each and every employee or independent contractor performing massage, massage services, or massage therapy at the massage establishment shall wear a CAMTC ID Card, ID Card issued by TTC, or state/ local authorized equivalent.

PROJECT SITE-SPECIFIC CONDITIONS

39. This grant shall authorize the continued operation of an existing massage establishment with up to one 15 feet by 21 feet massage room and one 33 feet by 20 feet foot massage room.
40. The permittee shall provide adequate lighting in all parking areas and walkways under control of the permittee. All lighting shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours. All lighting shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties.



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

NONCONFORMING REVIEW FINDINGS

Pursuant to Section 22.172.060.C (Findings and Conditions), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

2.a To require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.

No improvement or extension proposed for the Shop; stress solution located at 2120 Hacienda Blvd. Suite # 2120, Hacienda Heights, CA 91745-50 there will not have anything impair the property right of any person or unconstitutional taking of property.




2.b Such use, building or structure does not now and will not during the extension period requested:

- i. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or
- ii. Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or
- iii. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The shop; stress solution located at 2120 Hacienda Blvd, Suite # 2120, Hacienda Heights, CA 91745-50 No improvements or extension proposed so there will not affect other people at all aspect; such as from health, peace or general welfare of other people.

Rev. 03/2019

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

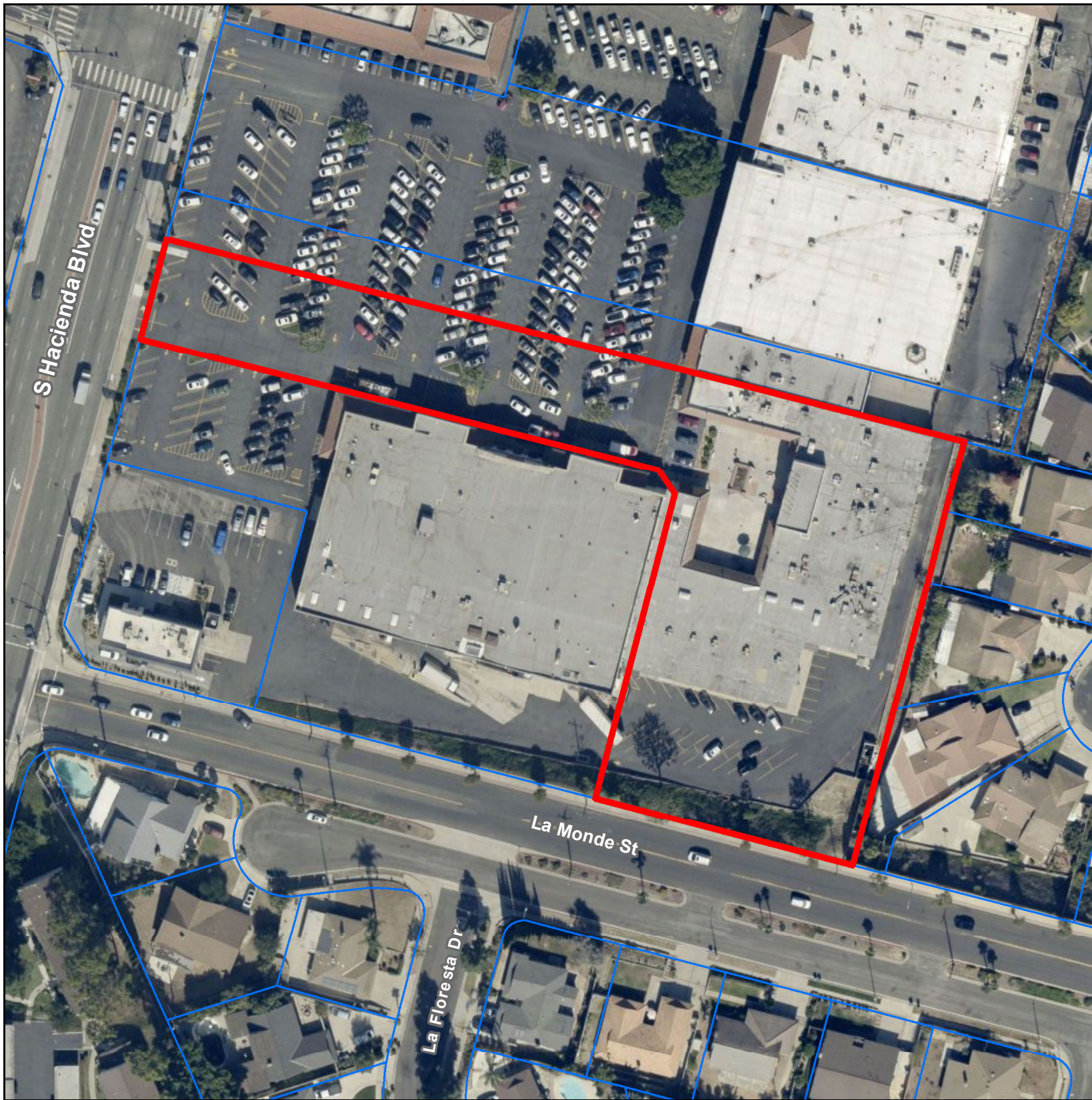
   @LACDRP | planning.lacounty.gov



PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: June 9, 2022
PROJECT NUMBER: PRJ2020-000480-(4)
PERMIT NUMBER(S): Non-conforming Uses, Buildings and Structures Review
("NCR") RPPL2020002003
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 2120 S. Hacienda Boulevard, Hacienda Heights, CA 91745
OWNER: SLX Property LLC
APPLICANT: Stress Solution
CASE PLANNER: Carl Vincent Nadela, AICP, Senior Regional Planner
cnadela@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 – Existing Facility categorical exemption under State CEQA Guidelines Section 15301. The Project is exempt because it is an existing massage establishment. The physical structures are already existing, and the requested permit is to re-authorize an existing operation with no increase in intensity of use or expansion of use, or no new construction or physical exterior alteration. The types of projects that typically fall within Class I include but are not limited to interior or exterior alternations involving such things as interior partitions, plumbing, and electrical conveyances. The continued operation of the existing massage business does not involve any physical expansion or exterior alteration of the existing physical structures designated for commercial uses. Any potential future changes are mostly limited to interior alterations associated with the tenant improvements for the primary use or to comply with County Department of Public Health requirements. There is negligible or no expansion of use beyond that which was previously existing.



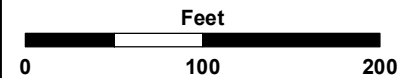
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2020-000480

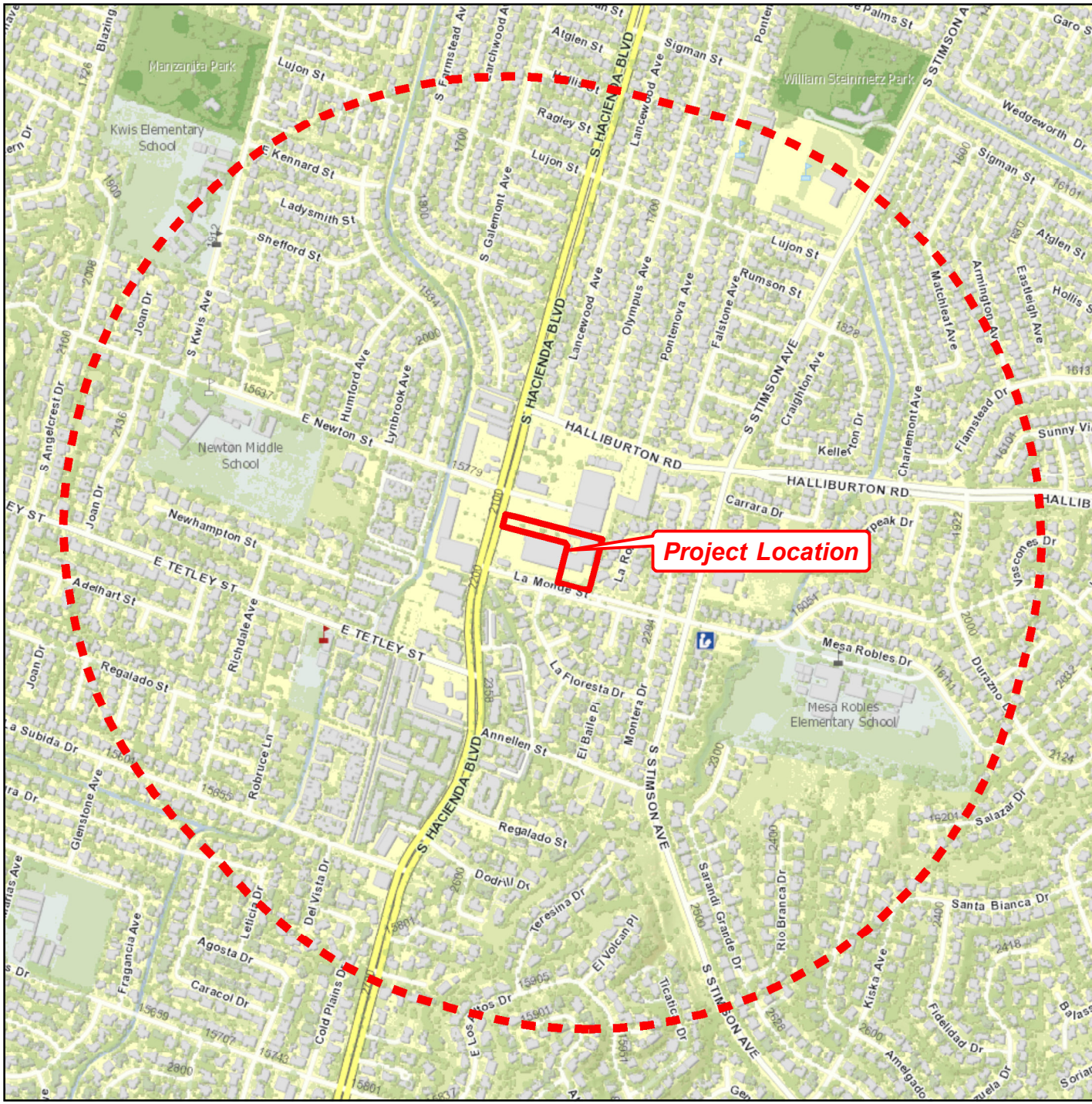
NCR RPPL2020002003

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2020



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2020-000480
NCR RPPL2020002003



Miles
0 0.25

LA COUNTY
PLANNING

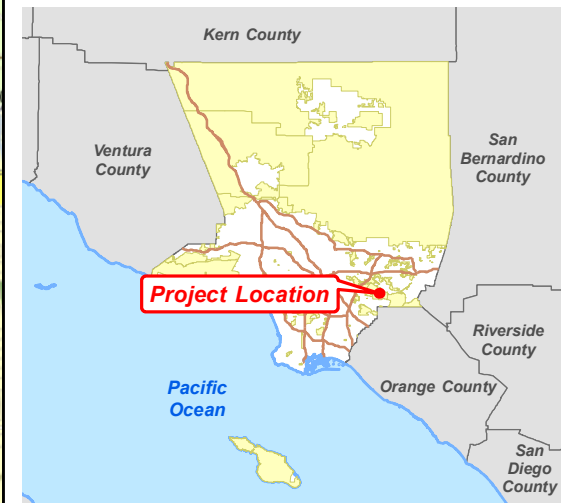
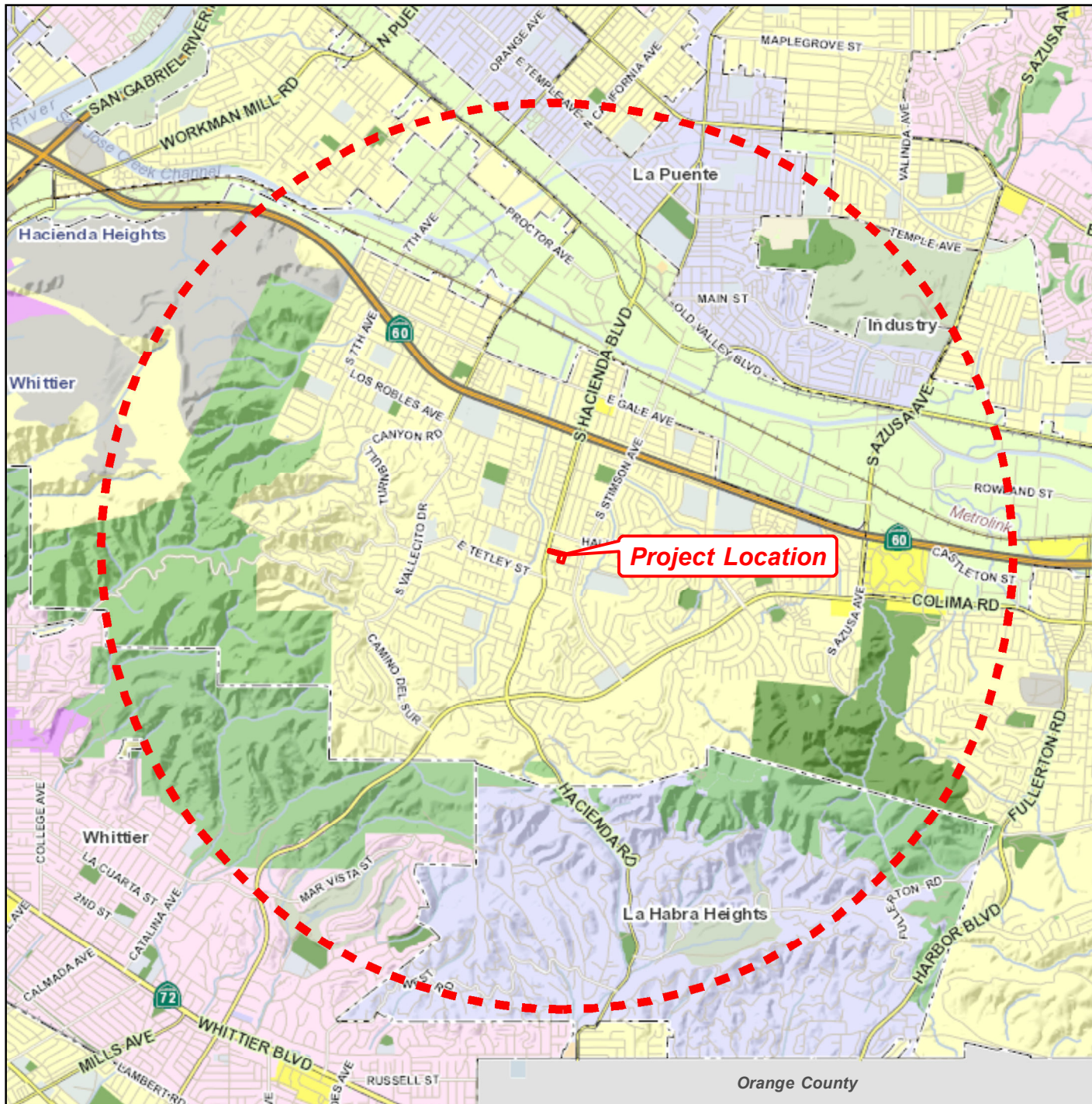
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2020-000480

NCR RPPL2020002003

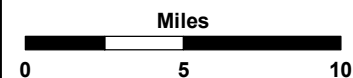
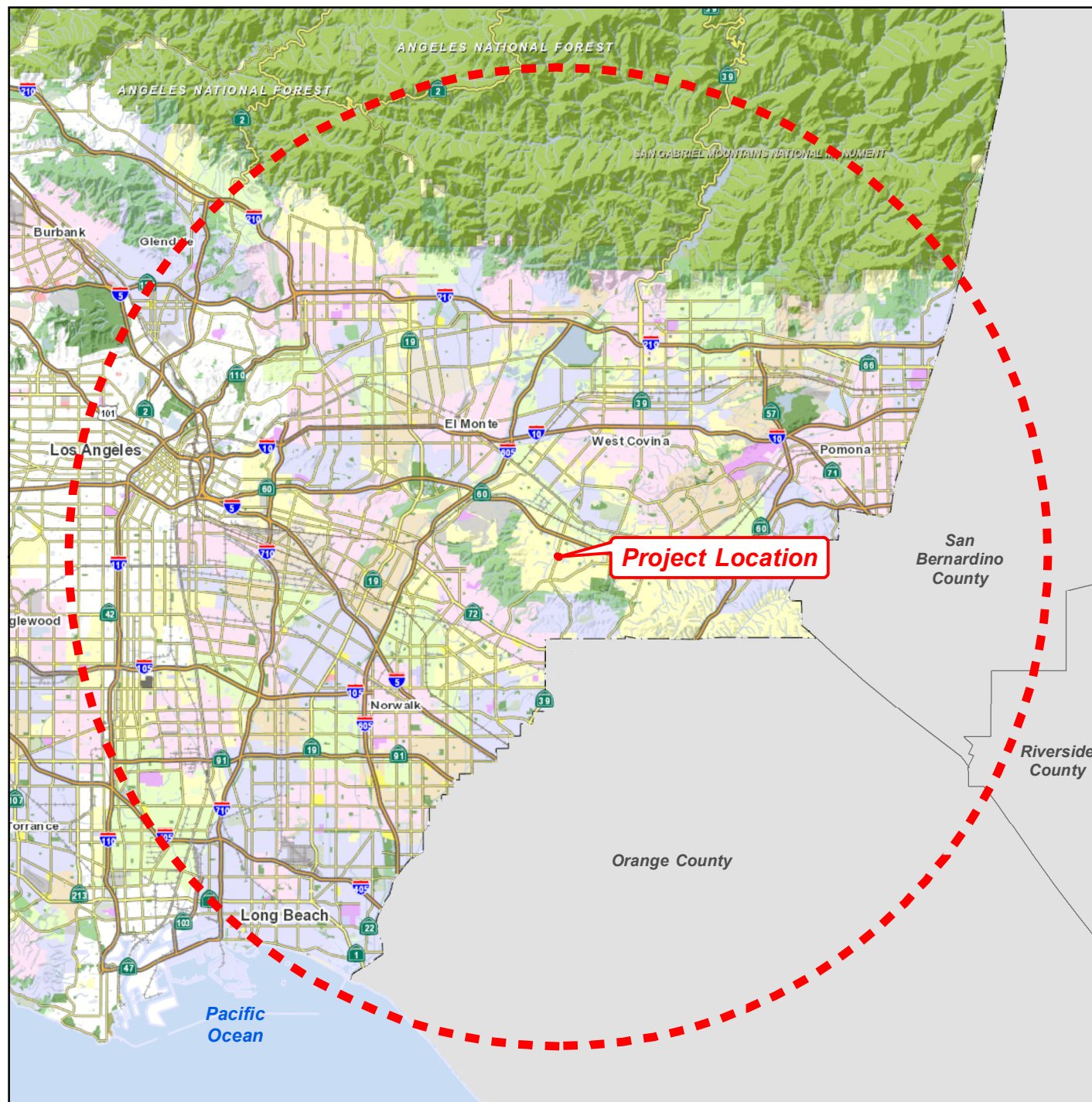


LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

LOCATOR MAP
PROJECT NO. PRJ2020-000480
NCR RPPL2020002003

NCR RPPL2020002003

LA COUNTY
PLANNING

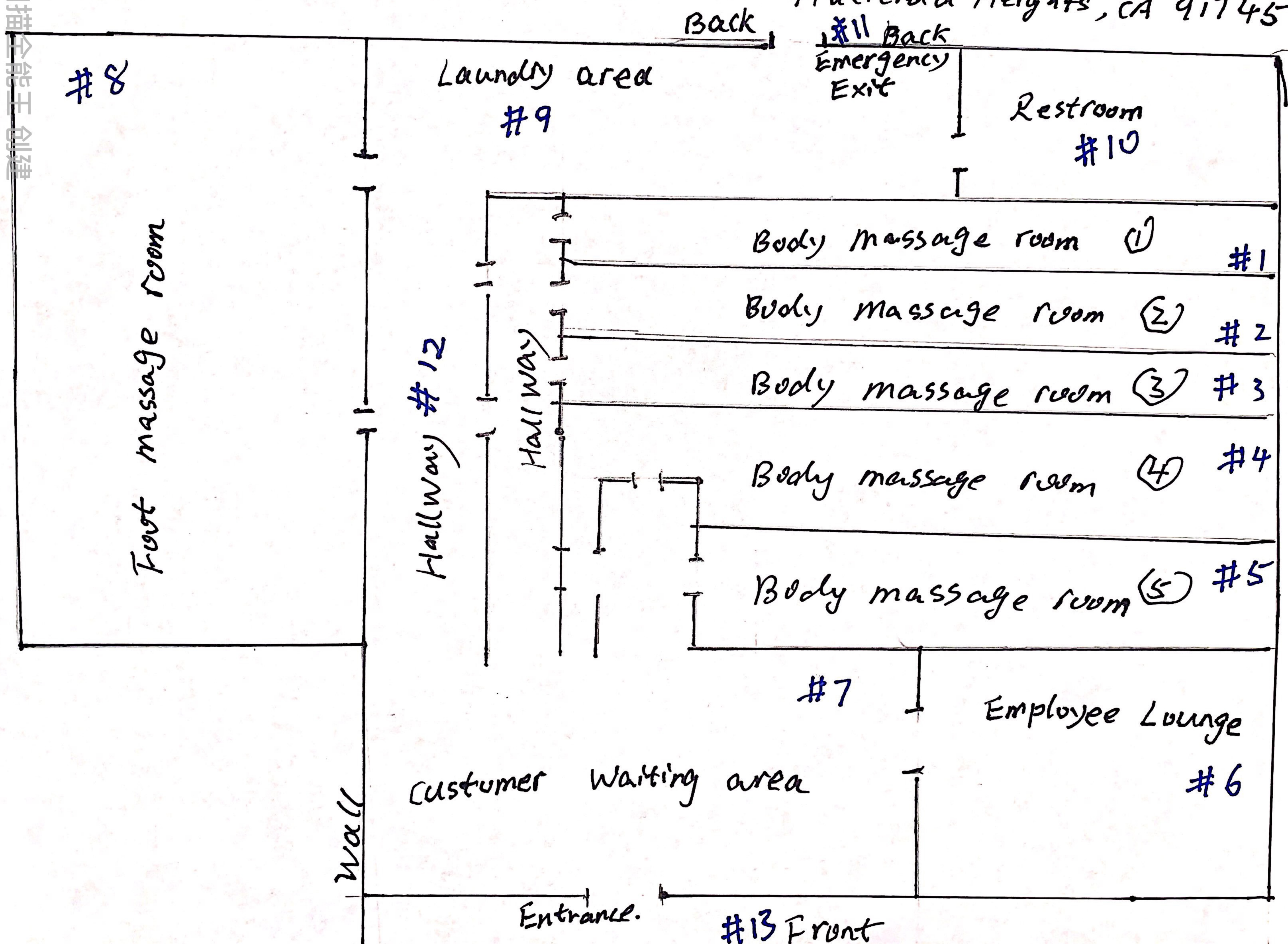
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Photo Key Map

Stress Solution

2120 S. Hacienda Blvd, Suite #2120

Hacienda Heights, CA 91745





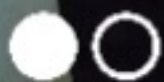
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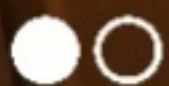
Please
Keep Your
Mobile Phone
On During
Massage



SHOT ON MI MAX 3
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Please
Keep Your
Hands Off
the Table
Between
Sessions



SHOT ON MI MAX 3
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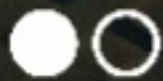
Please
Keep Your
Hands
On During
Massage



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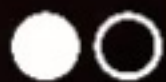
First
Last Name
Middle Name
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Number



SHOT ON MI MAX 3
MI DUAL CAMERA



Please
Keep Your
Cellphone
On Silent
During
Massage



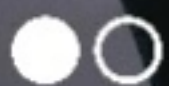
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MASSAGE
\$ 20.00





春

財源廣進

龍鳳大酒樓訂位時間表	
1. 龍鳳大酒樓	\$20
2. 龍鳳大酒樓	\$25
3. 龍鳳大酒樓	\$35
4. 龍鳳大酒樓	\$20
5. 龍鳳大酒樓	\$45
6. 龍鳳大酒樓	\$40

福







**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380**

July 2, 2021

CASE: RPPL2020002003

PROJECT: Non-Conforming Use

PLANNER: Hui, Jolee

LOCATION: 2120 Hacienda Boulevard Hacienda Heights CA 91745

The Department of Public Health-Environmental Health Division has reviewed the above project to propose a business use to provide massage and reflexology services at the above location. The facility passed their site evaluation reinspection on June 9, 2021.

Public Health recommends approval of the above project.

Please contact Shayne LaMont, Land Use Program for any questions regarding this report: slamont@ph.lacounty.gov.



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ALEX VILLANUEVA, SHERIFF



October 6, 2020

Ms. Jolee Hui
Department of Regional Planning
Zoning Permits
320 West Temple Street
Los Angeles, CA 90012

Subject: Non-Conforming Use-Buildings and Structures Consultation for
Massage Establishment
Project No.: 2019-02496-(4)
Permit No.: RPPL2020002003
Establishment: Stress Solution Hacienda
Location: 2120 S. Hacienda Blvd., Hacienda Heights, CA 91745 (Existing
Operation)
Description: To authorize the continued operation of the existing massage
establishment, a non-conforming use, within an existing shopping
center in the C-2 (Neighborhood Commercial Zone). The existing
massage establishment was originally established by Plot Plan
No.201100787 in 2013 when the subject property was zoned C-3
(General Commercial) Zone.

(1) Summary of service calls and crime history for the project site over the last five years:

The Sheriff's Department has responded to six calls for service at 2120 S. Hacienda Blvd., Hacienda Heights in the past five years. The calls were for traffic violations, check the welfare, and theft. Attached is the CFS report of those calls for service.

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

CC04122012

(2) Comments/recommended conditions:

All calls for service were routine in nature. An internet web search did not reveal inappropriate advertisements. Although the Sheriff's Department does not grant Conditional Use Permits, and only makes recommendations based on statistical information analyzed, Major Crimes Bureau/Licensing Unit recommends this CUP.

(3) Overall recommendation:

☒ Sheriff recommends approval of this CUP.

☐ Sheriff does **NOT** recommend approval of this CUP.

If you have any questions or wish to discuss this matter further, you may contact Investigator Veronica Vargas, at (562)946-7055.

Sincerely,

ALEX VILLANUEVA, SHERIFF

A handwritten signature in black ink, appearing to read "Eddie Hernandez", written over a horizontal line.

Eddie A. Hernandez, Captain
Major Crimes Bureau

Incident Date: 05/04/2016

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
0	D	R	2120 HACIENDA BL,HH	263		916-1111-1111

Incident Date: 07/14/2016

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
0	B	E	2120 HACIENDA BL,HH VONS	116	MALE AT LOC UNK IF BREATHING B/T VONS AND TACO BELL	
0	B	E	2120 HACIENDA BL,HH VONS	116	MALE AT LOC UNK IF BREATHING B/T VONS AND TACO BELL	07/14/2016 11:00 RE 902R, SEEN AND TREATED BY LAFD UNDER DIR OF CAPT MCCONNELL ENG 91, REFUSED MED TREATMENT
0	B	E	2120 HACIENDA BL,HH VONS	116	MALE AT LOC UNK IF BREATHING B/T VONS AND TACO BELL	X AS NEEDED

Incident Date: 04/05/2017

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
0	D	R	2120 HACIENDA BL,HH	8		927C LOC, CHKED CLEAR OF ANY TRANSIENTS

Incident Date: 04/08/2017

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
0	D	R	2120 HACIENDA BLVD,HH	113		CHECKED REAR OF BUSINESS RE RECENT TRANSIENT PROBLEM. AREA CHECKED CLEAR

Incident Date: 06/24/2017

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
0	D	R	2120 HACIENDA BL,HH	283		CTED ONE RE 5200 4000A1

Incident Date: 08/19/2017

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
0	D	R	2120 HACIENDA BL	254	TRANSIENTS	CITED 2 RE 4000A1

Incident Date: 10/14/2018

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
0	D	R	2120 HACIENDA BL,HH "REFLEXOLOGY"	136	PURSE STLN, IAD	07/18/2018 11:00 RE 488R, SEE 484RPT UNDER 07/18/2018 11:00 FR FRTHR

Incident Date: 05/19/2020

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
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08/26/2020

Report RAPS 300
Regional Allocation of Police Services
Location Inquiry from 08/25/2015 To 08/25/2020

Incident Date: 05/19/2020

<u>S</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
0	D	R	2120 HACIENDA BL,HH	138	C/HERNANDEZ, JIMMI [REDACTED]	[REDACTED] WHO WAS DRIVING VEH WITH TINTED WINDOWS AND WARRANTS LISTED ON R/O ADDRESS. DRIVER NOT PERSON LISTED ON WARRANT

From: [Scott Martin](#)
To: [Carl Nadela](#)
Cc: [Maria Masis](#)
Subject: Re: NCR RPPL2020002003 (Stress Solutions Foot Massage at 2120 Hacienda Boulevard Hacienda Heights, CA 91745)
Date: Thursday, April 14, 2022 8:04:14 AM

CAUTION: External Email. Proceed Responsibly.

I would say, if the only reason for this action is because of a change from C-3- to C-2 and not because of any complaints or improper business activities, the HHIA does not have any comments over this Non-Conforming Review. Thank you for inquiring and asking for comments.

Scott Martin
Board Member / President - Hacienda Heights Improvement Association
scott.martin@hhia.net
www.hhia.net

On Apr 13, 2022, at 1:56 PM, Carl Nadela <cnadela@planning.lacounty.gov> wrote:

Hello Scott,

Does the HHIA Board have any comments with regards to the continued operation of the **Stress Solutions Foot Massage** at 2120 Hacienda Blvd?

This establishment has been operating at the site since 2011 and now needs a Non-conforming Review (NCR) permit because of the zone at the site having changed from C-3 to C-2. If Regional Planning goes ahead and recommends approval of the Project, it will most likely be for a period of 15 years. Below is a picture of the establishment for your reference.

<image001.png>

Regards,

Carl Vincent Nadela, AICP
Puente Whittier Development Services
Los Angeles County Department of Regional Planning
213-974-6411



COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR
REVENUE & ENFORCEMENT DIVISION
BUSINESS LICENSE SECTION



TO: DEPARTMENT OF REGIONAL PLANNING
320 W. TEMPLE STREET, 13th FLOOR, ROOM 1360
LOS ANGELES, CA 90012

FROM: BUSINESS LICENSE SECTION
225 N. STREET AVE., ROOM 109
LOS ANGELES, CA 90012

DEPARTMENT OF REGIONAL PLANNING FEE: \$341.00

RBWS 201100096

DATE: Feb 4, 2011

ID# 138174

TYPE OF BUSINESS AND CODE: Massage Parlor - Gen

BUSINESS ADDRESS: 2120 South Hacienda Blvd #2120

CITY: Hacienda Heights ZIP CODE: 91745

NAME OF OWNER: Qing Jun Mu

D.B.A. / NAME OF BUSINESS: STRESS SOLUTION

MAILING ADDRESS: P.O. BOX 2111 Arcadia, CA 91077

EXISTING USE: YES () NO (X)

USE PERMITTED IN ZONE: C-3-BE USE NOT PERMITTED IN ZONE: _____
APPROVED _____ DENIED: _____

REMARKS: See attached massage parlor/technician
Business License Referral Certification Verification.

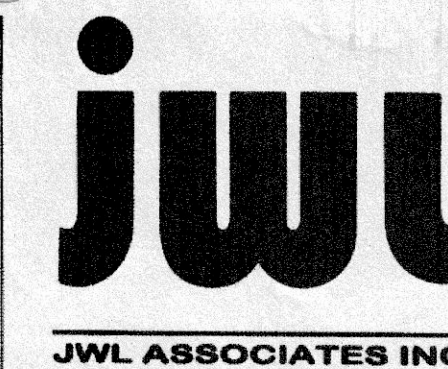
SIGNATURE: Joene Ramo DATE: 6/29/11

DRP

APN 8204-001-005

8204-001-005

MAY 29 REC'D



JWL ASSOCIATES INC
ARCHITECTURAL & ENGINEERING
1221 S. HACIENDA BLVD.
HACIENDA HEIGHTS, CA 91745
TEL: (626) 956-0188
FAX: (626) 369-8978

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER AND THE SAME MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND NOTED BY THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.

THE CONTRACTOR SHALL COORDINATE ALL STRUCTURAL WORK WITH THE ARCHITECTURAL, MECHANICAL, AND ANY OTHER RELATED DRAWINGS, AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.

Permit
RPP
201100787
mcontreras
Plans
Submitted Plans

PROPOSED FOR:
PATIO CENTER
APN: 8204-001-005
HACIENDA HEIGHTS, CA 91745



SHEET TITLE:
SITE PLAN

Revisions		
No.	Date	Description
1		
2		
3		

Project No:	Drawn By:
2012 0200	D.L.
Designer:	Checked By:
D.L.	

Sheet Number:

A-1.1 1 of 2
DRP COPY

Site Plan Review
Permit #: RPP 201100787
Project #: R2005-01240
This plan is APPROVED in compliance with the Los Angeles County Zoning Code and subject to the requirements noted herein. This approval shall expire if it is not used within two years of the approval date and prior to any change in ordinance requirements. This approval shall not be construed to permit the violation of any provision of the Los Angeles County Code or State or Federal Law.
Signature: Richard Claghorn
Print: Richard Claghorn
Date: 5-21-13
Expiration Date: 5-21-15

Plot Plan RPP 201100787
(Project R2005-01240)
APN 8204-001-005
Plot plan RPP 201100787 is approved for tenant improvements for a massage therapist office as shown. Parking and landscaping are approved as shown.
• The total current parking requirement for this parcel is 101 spaces and 102 spaces shall be provided as shown.
• Parking remains the same as approved under RPP 201201068.
• The remainder of the shopping center is not part of this project. This property may be included in a future parking agreement with other parcels in the shopping center, but the previous agreement has expired. This parcel will be evaluated on a stand-alone basis for parking unless a new parking agreement includes this parcel at a future date.
• See attached floor plan for interior layout of the massage business.
• This project is exempt from the Green Building and Drought Tolerant Landscaping requirements since no new building is proposed.
• This project is exempt from the LID requirements since impervious area is not increasing.
• Obtain permit from Building and Safety for tenant improvements.
• This approval expires on May 21, 2015 and must be used by that date.

Site Plan Review
Permit #: RPP 201201068
Project #: R2012-02661
This plan is APPROVED in compliance with the Los Angeles County Zoning Code and subject to the requirements noted herein. This approval shall expire if it is not used within two years of the approval date and prior to any change in ordinance requirements. This approval shall not be construed to permit the violation of any provision of the Los Angeles County Code or State or Federal Law.
Signature: Richard Claghorn
Print: Richard Claghorn
Date: 1-30-13
Expiration Date: 1-30-15

EXISTING NOT PART
OF THIS PROJECT

EXISTING NOT PART
OF THIS PROJECT

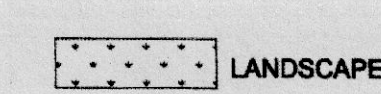
APPLICANT'S COPY

PROPOSED SITE PLAN

SCALE 1/32" = 1'-0"

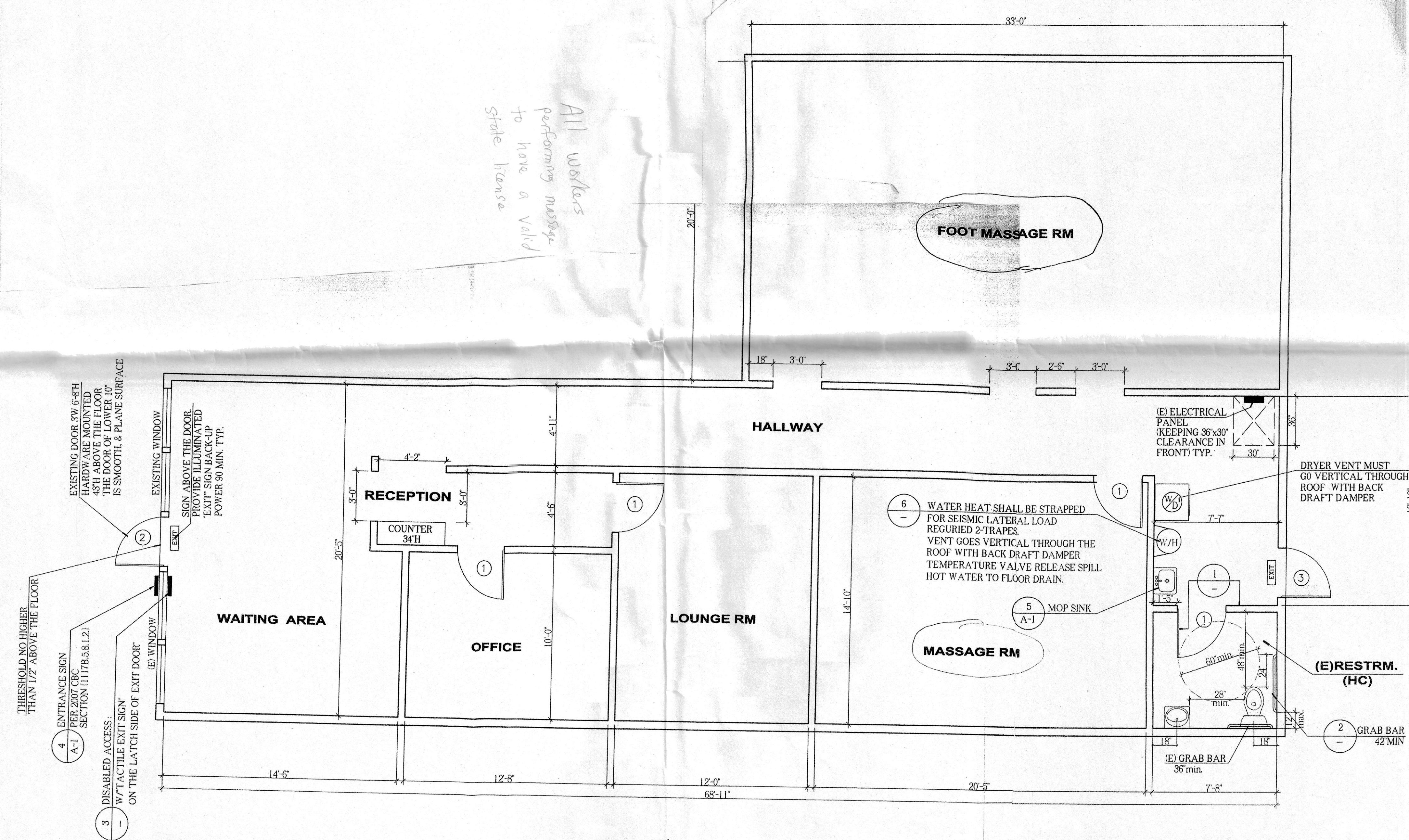


LEGEND:



2 of 2

All workers performing massage to have a valid state license



FLOOR PLAN SC: 1/4"=1'-0"